

**TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE**



FISCAL NOTE

SB 346 - HB 504

February 28, 2011

SUMMARY OF BILL: Adds multifamily residential establishments to the list of establishments affected by non-conforming use exemptions and restrictions in local zoning regulations. Requires that the cessation of continuous months of operations during which a non-conforming use exemption expires be established by local zoning ordinances in the range of not less than 12 months or more than 30 months.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- Including a multifamily residential development as an establishment affected by non-conforming use exemptions and restrictions will not result in a significant increase to the number of zoning violations.
- Requiring local zoning boards to establish the continuous month cessation period by local ordinance in the range of 12 to 30 months will not affect the operations of local governments zoning boards.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in blue ink, reading "James W. White".

James W. White, Executive Director

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